

Creative Space®

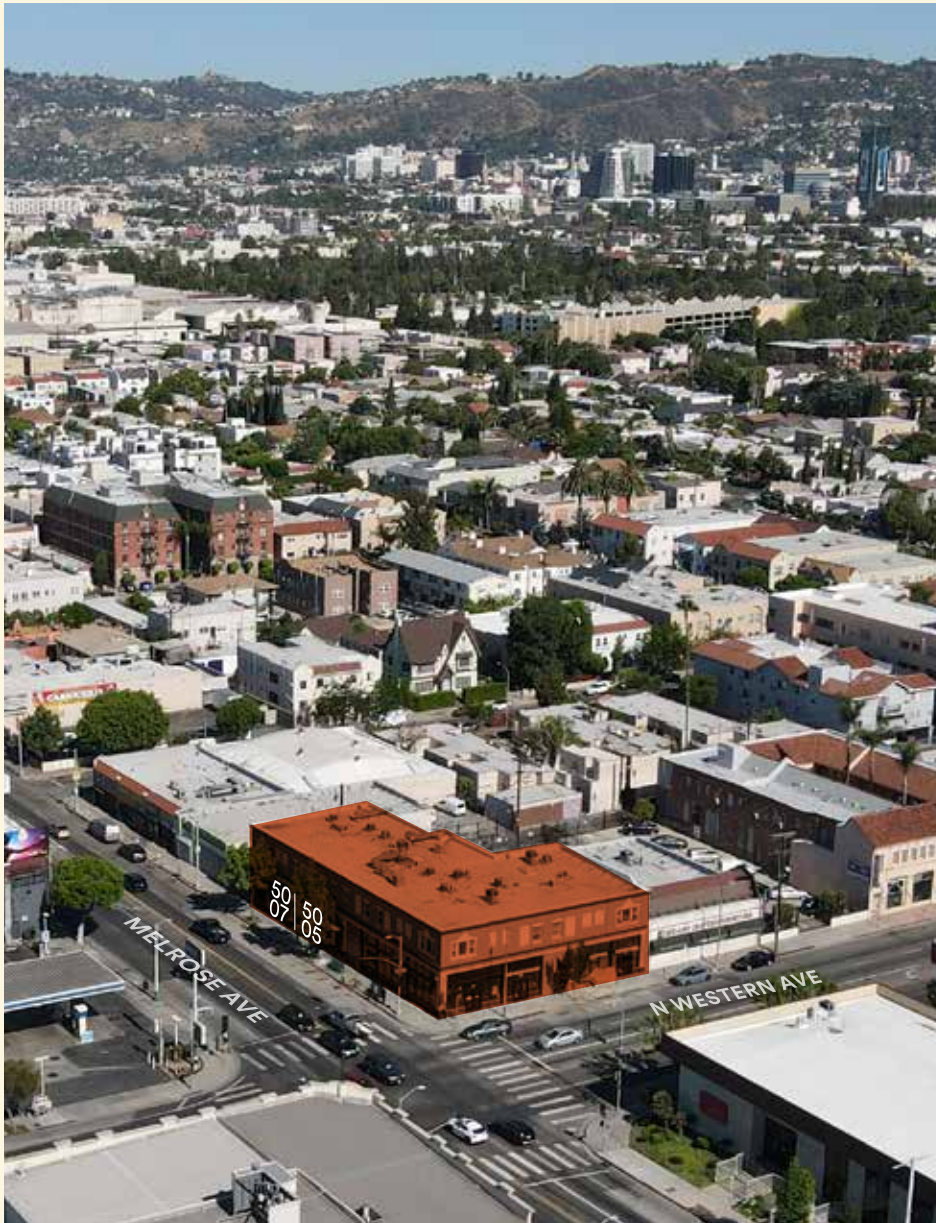
5001-5009 Melrose Ave
Melrose & Western

Two Retail Spaces
Totaling ±1,500 RSF

For Lease



Contact
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Located at the intersection of Melrose and Western Avenues, 5001-5009 Melrose Ave was built in the 1920s and recently underwent significant updates and improvements. New tenants include organic restaurant **Organico** and Italian deli **Ggiata Delicatessen** (opening 2021).

Available Spaces

Suite 5005	Retail	±750 RSF	\$2.75/SF/Mo NNN
Suite 5007	Retail	±750 RSF	\$2.75/SF/Mo NNN

Combinable to ±1,500 RSF

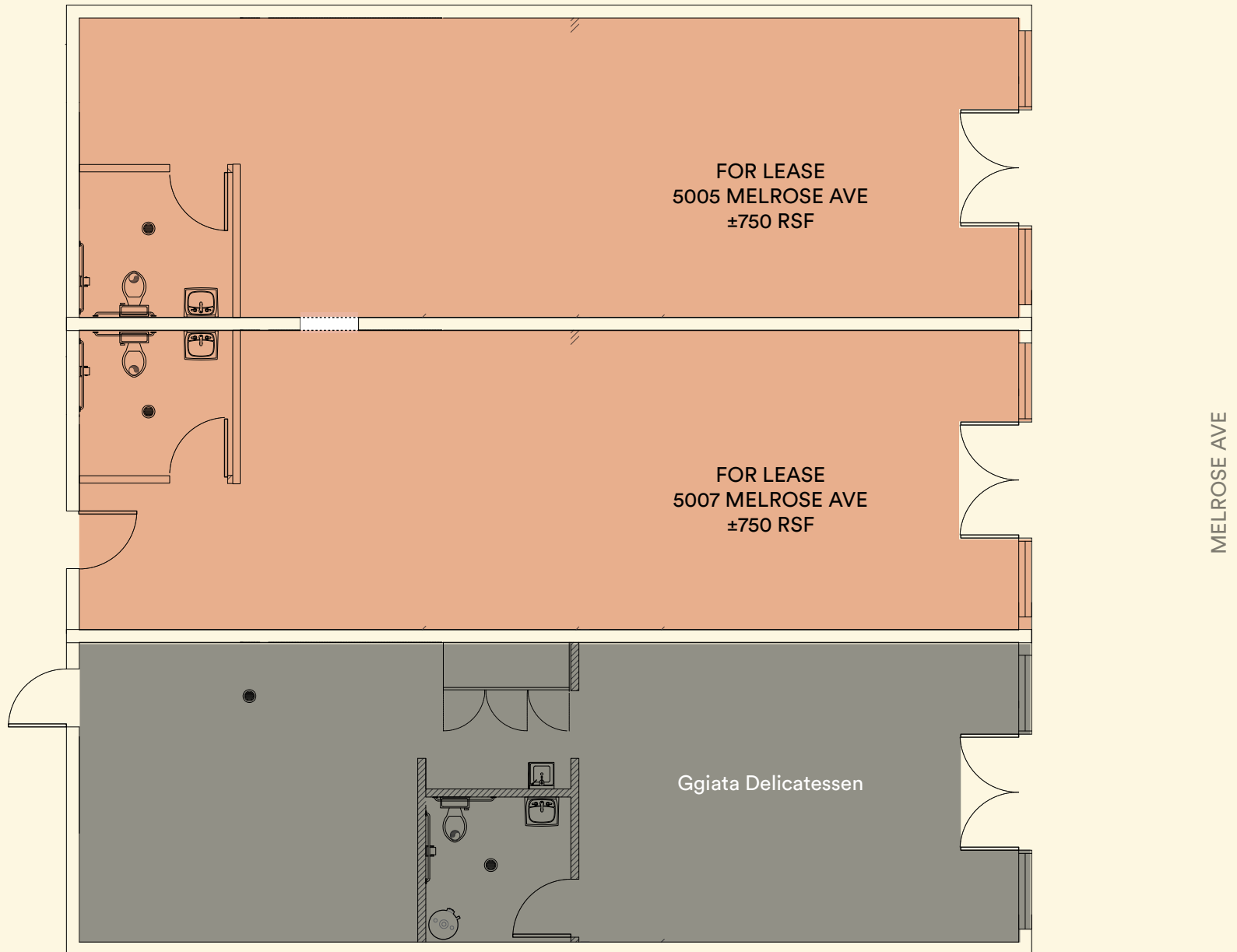
Features of 5001-5009 Melrose Ave

- Completed in the 1920s and recently restored.
- Located on a prominent corner with high pedestrian and car visibility.
- Average daily traffic
Melrose Ave: 49,463 cars.
N Western Ave: 40,689 cars.
- Major travel corridor with easy and immediate access to Hollywood, Larchmont, Hancock Park, and Koreatown.

Other Details

- Ample street parking available
- CAMs at \$0.66 / SF / MO
- Build-to-suit available

Term: 2-10 Years
Occupancy: Available Now



Rent: \$2.75/SF/Mo NNN
Terms: 3-10 Years
Occupancy: Available Now

Suite 5005
Ground Floor Retail
± 750 RSF



Rent: \$2.75/SF/Mo NNN
Terms: 3-10 Years
Occupancy: Available Now

Suite 5007
Ground Floor Retail
± 750 RSF



Points of Interest

Cultural

- | | | |
|---|----------------------------|------------------|
| 1 | The Wiltern | Historic / Venue |
| 2 | Just One Eye | Retail |
| 3 | Wilshire Country Club | Historic |
| 4 | Hollywood Forever Cemetery | Historic |
| 5 | Regan Projects | Gallery |
| 6 | The Lodge | Gallery |
| 7 | Frieze | Art Festival |

Food & Beverage

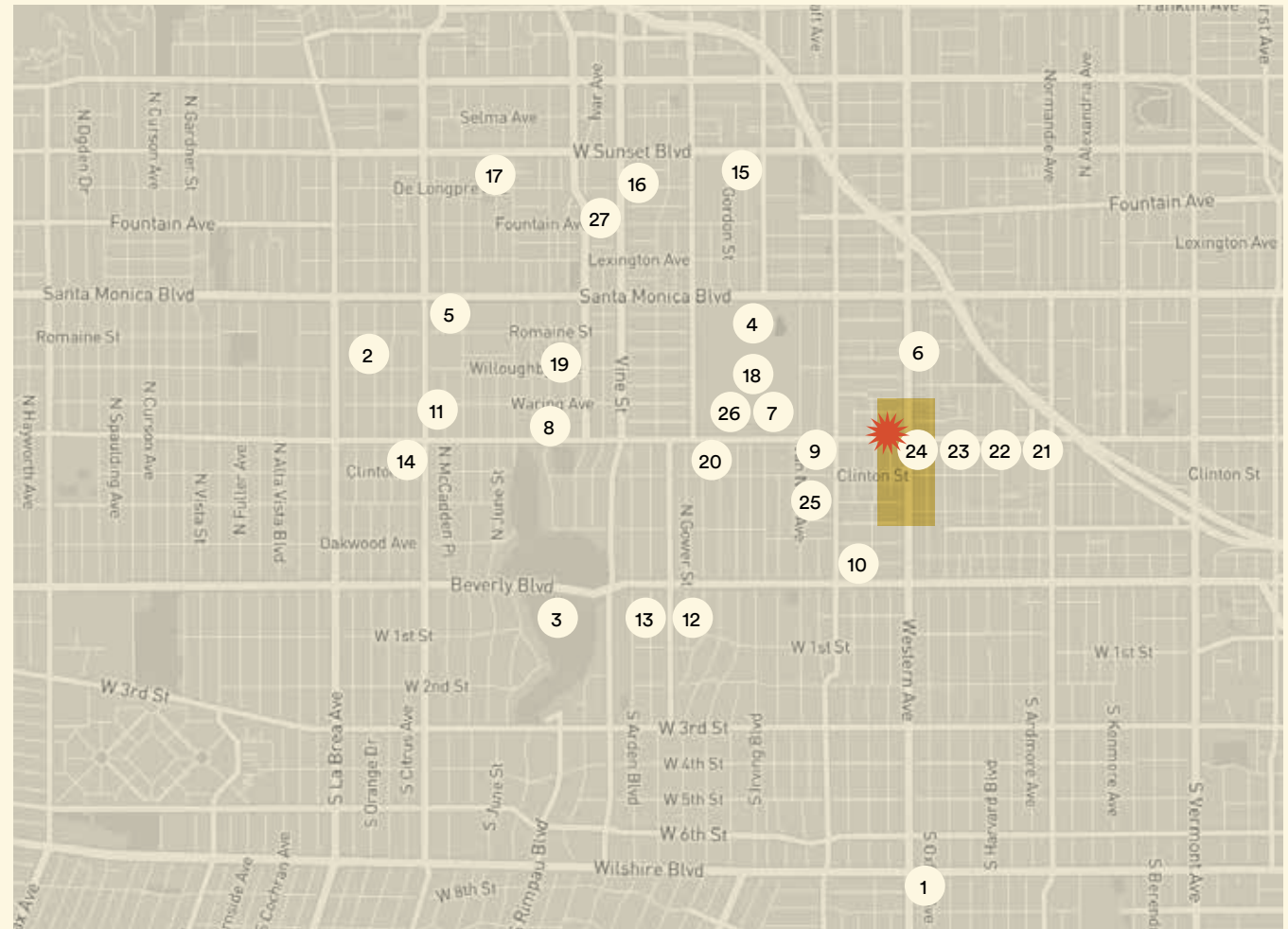
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|----|--------------------------|------------|
| 8 | Providence | Restaurant |
| 9 | Osteria La Buca | Restaurant |
| 10 | Antico | Restaurant |
| 11 | Petite Trois | Restaurant |
| 12 | GGet Larchmont Village | Coffee |
| 13 | Larchmont Wine & Cheese | Specialty |
| 14 | Osteria / Pizzeria Mozza | Restaurant |

Studio & Office

- | | | |
|----|----------------------------|-------------------|
| 15 | Netflix | Media Tenant |
| 16 | Sunset Gower Studios | Studio |
| 17 | Sunset Las Palmas Studios | Studio |
| 18 | Paramount Pictures Studios | Historic / Studio |
| 19 | Milk Studios | Studio |

Projects In Development Pipeline

- | | | |
|----|----------------------------|------------------|
| 20 | 5570 Melrose Ave | Multi-Family |
| 21 | 4658 Melrose Ave | Multi-Family |
| 22 | 4760-4766 Melrose Ave | Multi-Family |
| 23 | 652 N Serrano Ave | Multi-Family |
| 24 | 4918 Melrose Ave | Multi-Family |
| 25 | 501-543 Wilton Pl | Multi-Family |
| 26 | Paramount Pictures Studios | Studio / Office |
| 27 | Academy on Vine | Mixed-Use Office |



 5001-5009 Melrose Ave

To request more information
or to schedule a viewing,
please contact us, Thank you.

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